

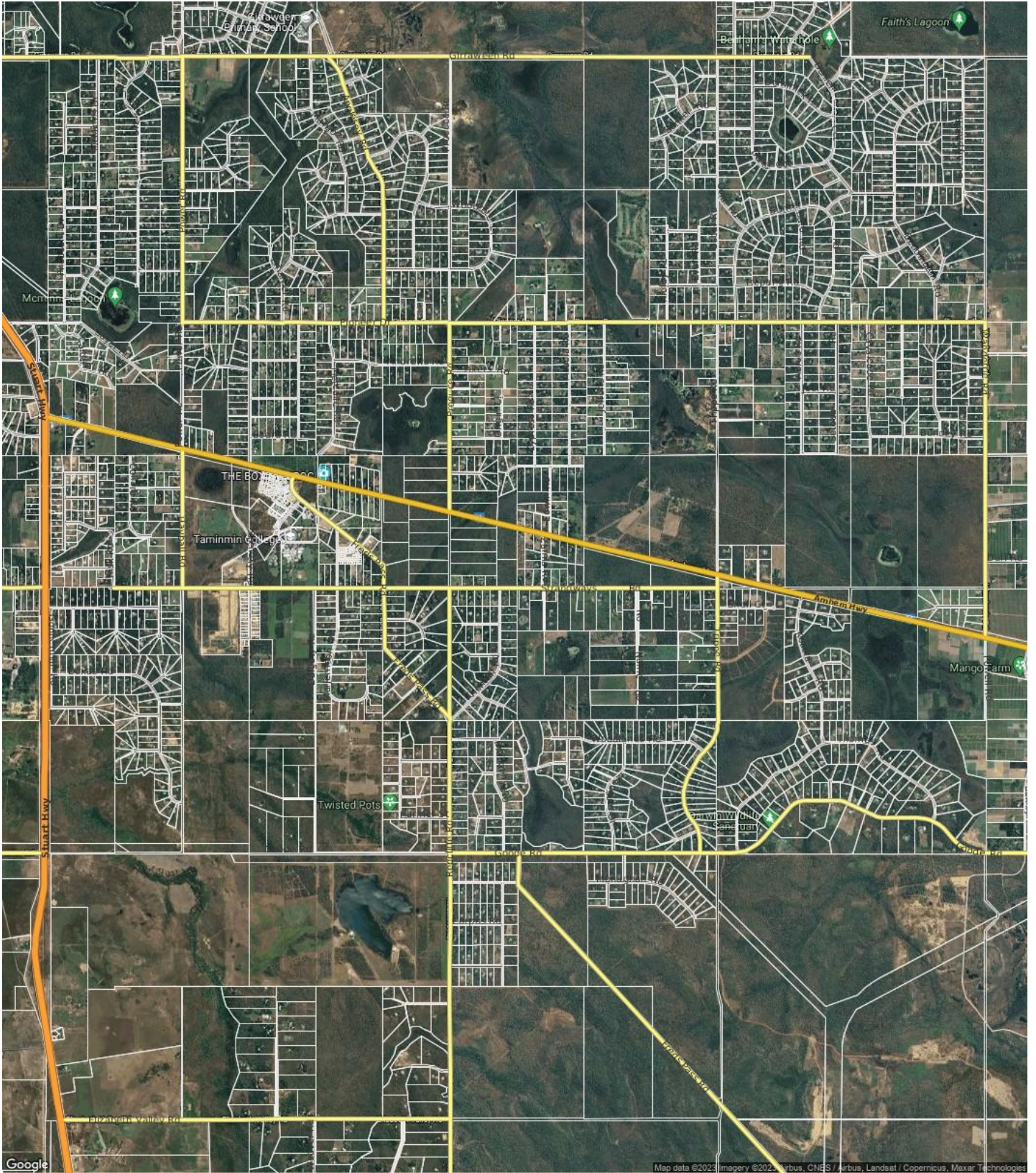
RayWhite.

Suburb
flyover
report

HUMPTY DOO (HOUSE)

PREPARED BY: DEMI LOLIAS, RAY WHITE NIGHTCLIFF

HUMPTY DOO - Suburb Map



HUMPTY DOO - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	120	\$ 258,750	0.0 %	\$ 76,000	\$ 850,000
2006	119	\$ 345,000	33.3 %	\$ 61,290	\$ 742,500
2007	134	\$ 305,000	-11.6 %	\$ 30,101	\$ 976,000
2008	127	\$ 285,000	-6.6 %	\$ 66,611	\$ 1,100,000
2009	128	\$ 330,000	15.8 %	\$ 2,200	\$ 1,000,000
2010	86	\$ 487,500	47.7 %	\$ 153,333	\$ 2,600,000
2011	75	\$ 485,000	-0.5 %	\$ 40,000	\$ 1,900,000
2012	141	\$ 470,000	-3.1 %	\$ 250,000	\$ 2,500,000
2013	88	\$ 555,000	18.1 %	\$ 5,000	\$ 940,000
2014	93	\$ 565,000	1.8 %	\$ 100,000	\$ 1,100,000
2015	65	\$ 632,000	11.9 %	\$ 3,500	\$ 1,839,000
2016	75	\$ 540,000	-14.6 %	\$ 168,750	\$ 877,500
2017	59	\$ 565,000	4.6 %	\$ 160,000	\$ 1,120,000
2018	65	\$ 570,000	0.9 %	\$ 180,000	\$ 1,300,000
2019	68	\$ 495,000	-13.2 %	\$ 147,500	\$ 1,850,000
2020	61	\$ 467,000	-5.7 %	\$ 121,000	\$ 925,000
2021	130	\$ 542,000	16.1 %	\$ 7,000	\$ 1,300,000
2022	96	\$ 597,500	10.2 %	\$ 174,000	\$ 1,080,000
2023	70	\$ 600,000	0.4 %	\$ 146,250	\$ 1,040,000

Median Sale Price
\$612k

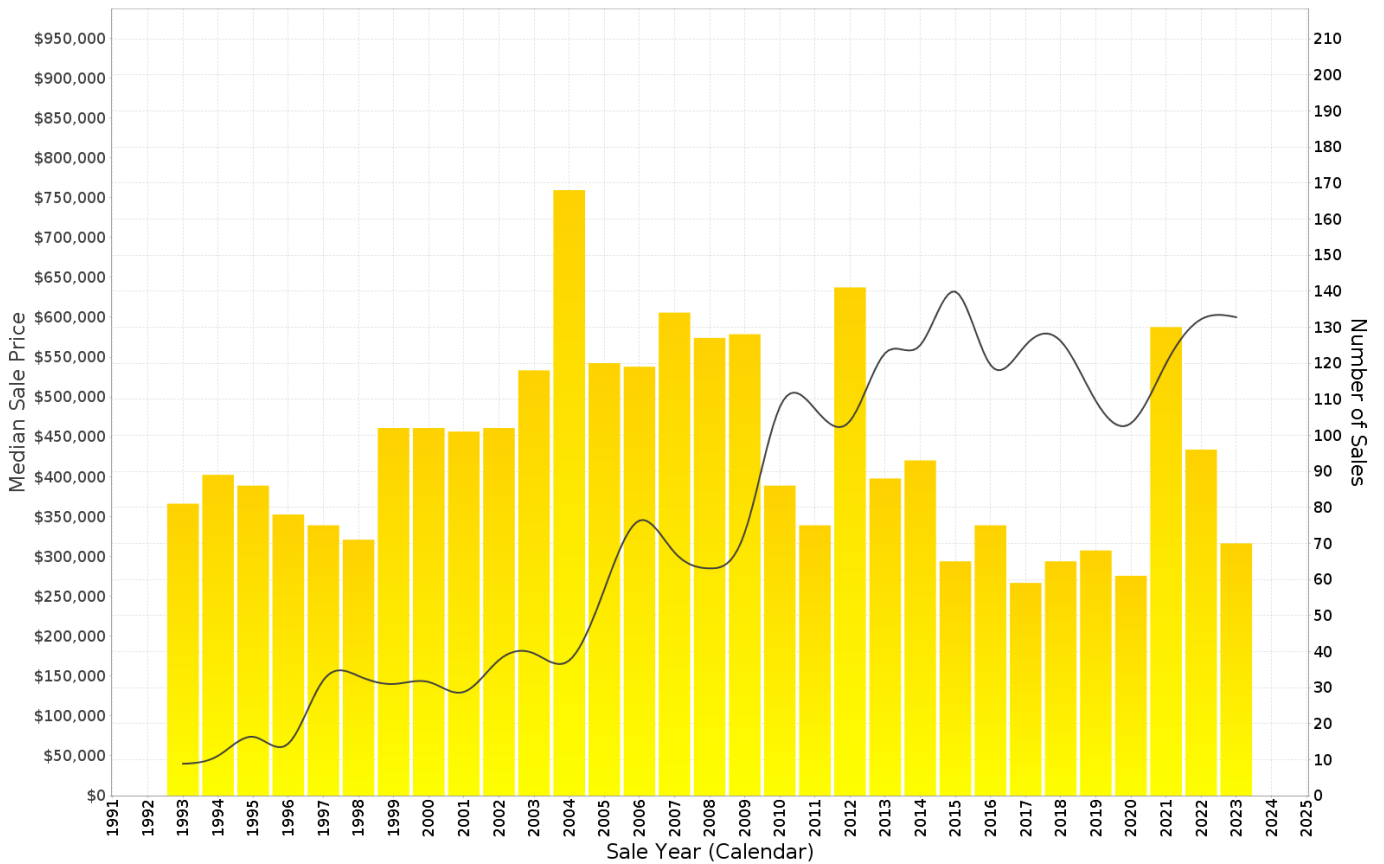
Based on 77 recorded House sales within the last 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

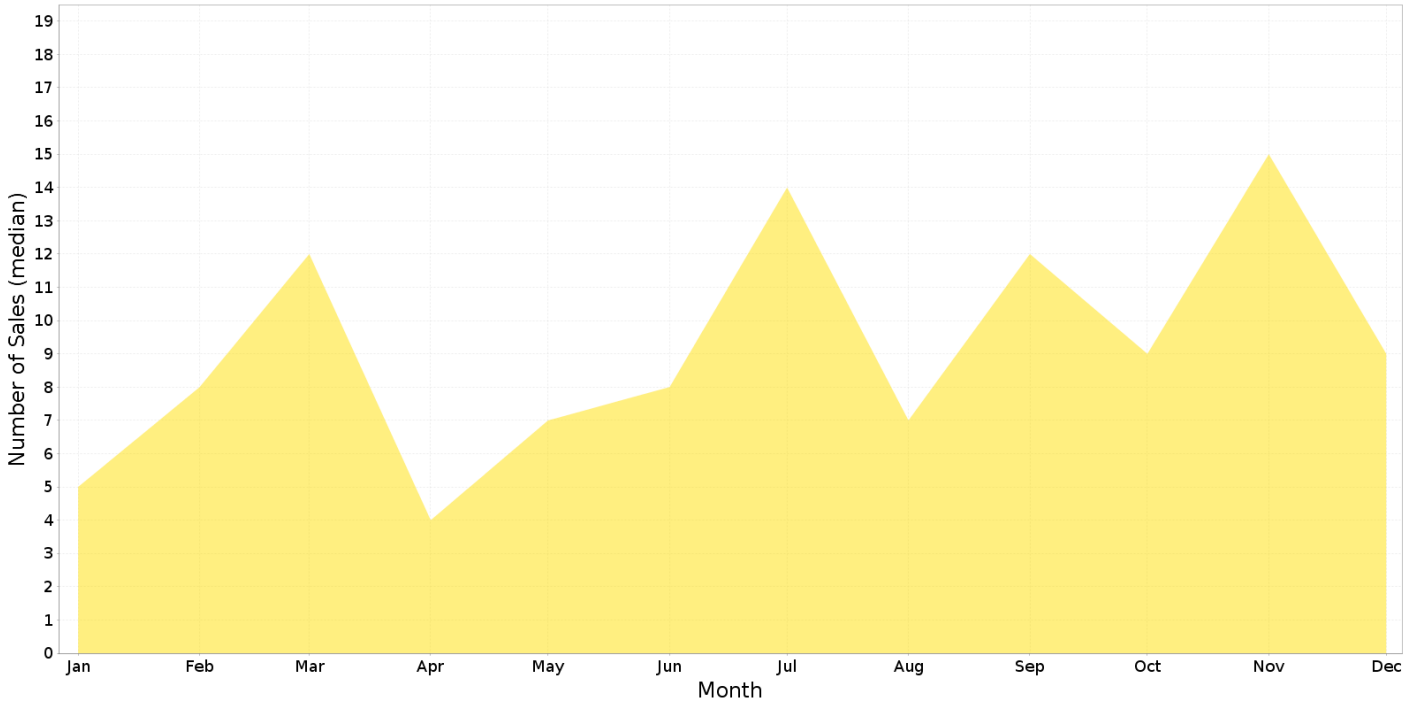
Suburb Growth
+3.7%

Current Median Price: \$612,000
Previous Median Price: \$590,000

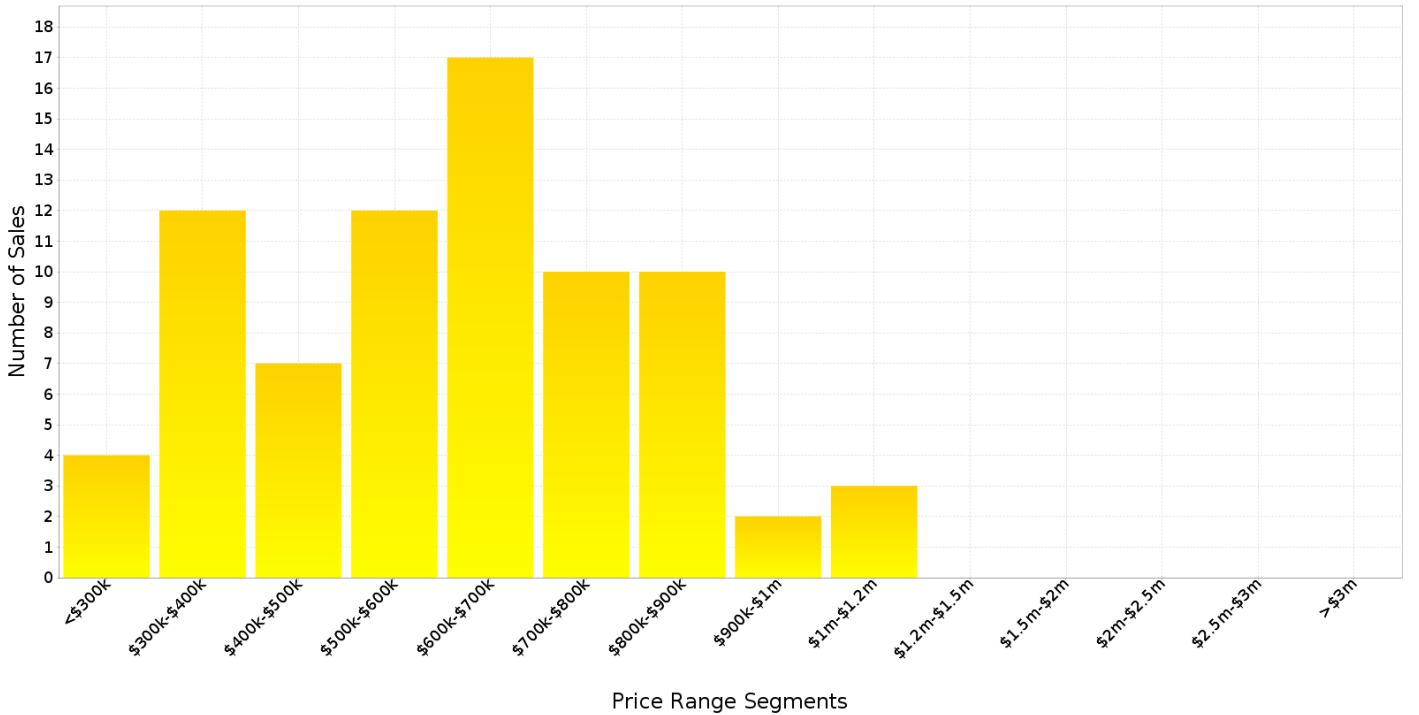
Based on 186 recorded House sales compared over the last two rolling 12 month periods



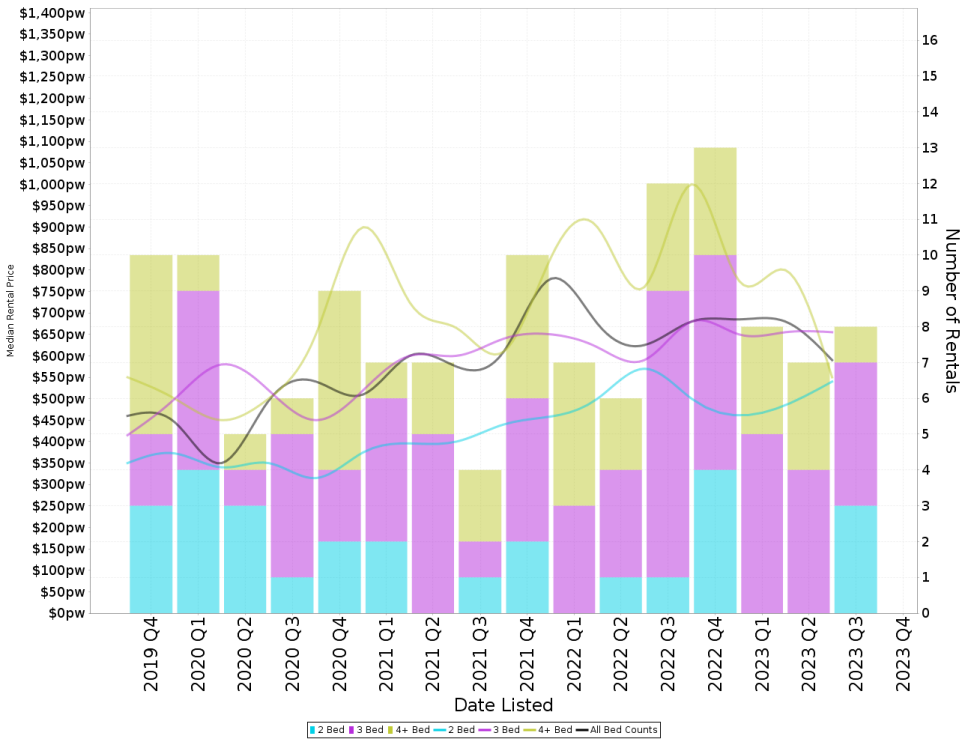
HUMPTY DOO - Peak Selling Periods (3 years)



HUMPTY DOO - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.7%

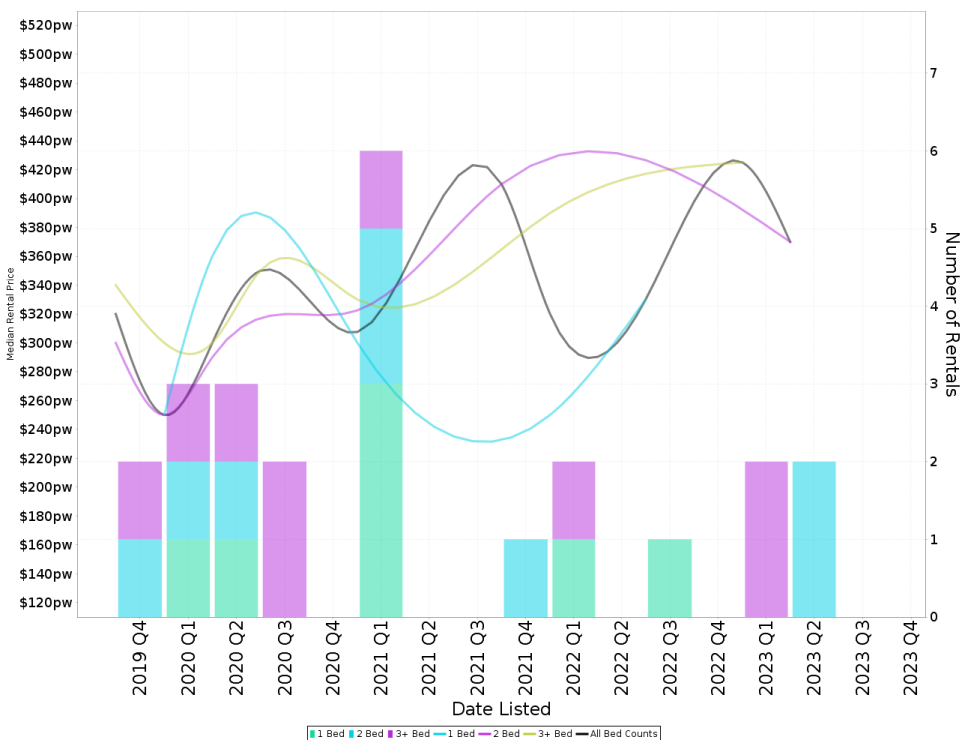
Current Median Price: \$612,000
Previous Median Price: \$590,000
Based on 186 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.7%

Current Median Price: \$612,000
Current Median Rent: \$670
Based on 36 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

HUMPTY DOO - Recently Sold Properties

Median Sale Price

\$612k

Based on 77 recorded House sales within the last 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+3.7%

Current Median Price: \$612,000
Previous Median Price: \$590,000

Based on 186 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

77

Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

97 MARJERRISON DR

\$850,000

Nov 2023
39 Days

2.05 ha 4 2 2

65 DARGIE RD

\$830,000

Nov 2023
58 Days

2.41 ha 4 2 2

850 ARNHEM HWY

\$146,250

Nov 2023
N/A

1.36 ha - - -

173 GONNERMAN RD

\$550,000

Nov 2023
N/A

2 ha - - -

155 PRODUCE RD

\$458,000

Nov 2023
N/A

13.18 ha - - -

207 DOXAS RD

\$730,000

Nov 2023
118 Days

2 ha 4 3 4

1021 GOODE RD

\$485,000

Nov 2023
159 Days

2.05 ha 3 1 3

30 ANDREWS RD

\$670,000

Nov 2023
90 Days

2 ha 3 2 2

75 KENNEDY RD

\$340,000

Nov 2023
N/A

1.94 ha - - -

58 PRATINCOLE RD

\$747,000

Oct 2023
64 Days

1.99 ha 3 2 3

70 BEARD RD

\$600,000

Oct 2023
N/A

2.02 ha - - -

57 ON RD

\$360,000

35.76 ha - - -

70 POWER RD

\$900,000

Oct 2023
27 Days

2.02 ha 4 2 2

10 THARDIM CRT

\$605,000

Oct 2023
35 Days

2 ha 3 1 2

195 ARNHAM HWY

\$380,000

Oct 2023
N/A

2.02 ha - - -

15 ACACIA RD

\$530,000

Oct 2023
N/A

2.02 ha - - -

690 PIONEER DR

\$535,000

Oct 2023
N/A

5.17 ha 3 3 2

75 KRICHAUFF RD

\$730,000

Oct 2023
26 Days

2 ha 4 3 4

630 PIONEER DR

\$322,000

Sep 2023
85 Days

2 ha - - -

28 THARDIM CRT

\$860,000

Sep 2023
84 Days

2.04 ha 4 2 8

79 JEFFERIS RD

\$800,000

Sep 2023
44 Days

2.01 ha 3 2 2

HUMPTY DOO - Properties For Rent

Median Rental Price

\$670 /w

Based on 36 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+5.7%

Current Median Price: \$612,000
Current Median Rent: \$670

Based on 77 recorded House sales and 36 House rentals compared over the last 12 months


Number of Rentals

36

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

56 FOREST DRIVE

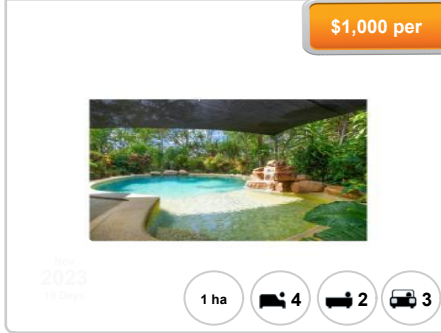


\$450 per week

Nov 2023
17 Days

2 ha 2 1 2

22 RISK ROAD



\$1,000 per

Nov 2023
16 Days

1 ha 4 2 3